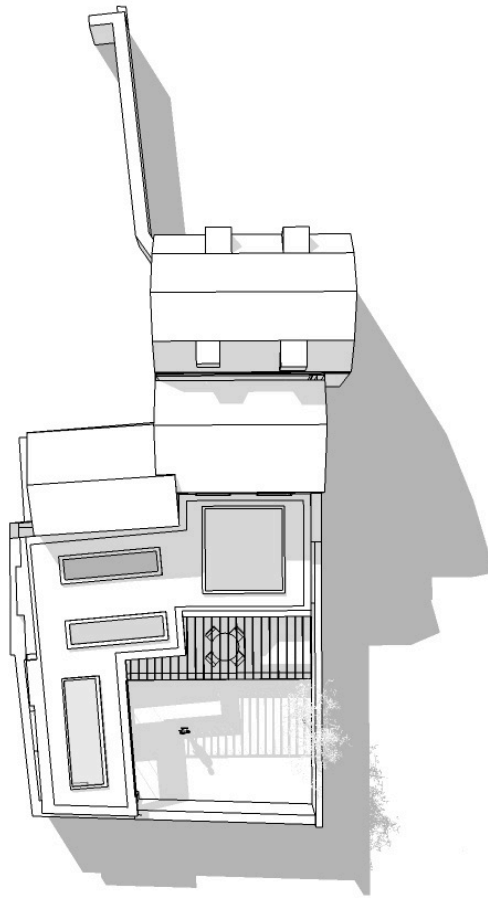


104 FROGNAL, HAMPSTEAD: DOMESTIC EXTENSION

DESIGN & ACCESS STATEMENT

28 January 2017

PLANNING APPLICATION STAGE



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Introduction outline of proposals

- The address is:

No.104 Frognal
Hampstead
London NW3 6XU
- The project involves proposals to demolish existing rear garden extensions, and replace with a single integrated new extension.
- Internally there are proposals to make some modest alterations to the existing partitions and stairs.
- Applications are :
 - Full planning application for extension
 - Listed building alterations consent
- This Design & Access Statement is accompanied by a separate Heritage Statement.

Planning context & background

- Reference is made in particular to Camden planning guidance documents:
 - CPG 1 Design
 - CPG 3 Sustainability
- The main house is a Grade II listed building, and by default the extensions are part of this listed status. The design will respect the integrity and appearance of the listed building and context.
- The site lies within the Hampstead Conservation Area; the design proposals aim for a high quality of design and materials, in order to respect and enhance in a sensitive way the Conservation Area. Hampstead Conservation Area is characterized by the quality of mainly 18th and 19th century street patterns and houses in red brick, but also by a significant number of good quality modern developments, some of contrasting materials and renowned international style design. This variety of historic styles and building types plays a large part in the delightful nature of this largely residential area.
- Reference is made in the Hampstead Conservation Area Statement as follows:

“No.110 is a 17th century cottage (listed) adjacent to Nos.104-108, all 18th century houses (listed). They are set back from the road and No.110 has a brick wall boundary while Nos.104-108 has a low brick wall and railing.”

Planning context & background

- The listing building reference for this building, which relates to nos 104 & 106 and attached wall, railings and gate to No.106, is as follows:

Name: NUMBERS 104 AND 106 AND ATTACHED WALL, RAILINGS AND GATE TO NUMBER 106

List entry Number: 1113080

Location

NUMBERS 104 AND 106 AND ATTACHED WALL, RAILINGS AND GATE TO NUMBER 106, 104 AND 106, FROGNAL

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477430

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2685NW FROGNAL 798-1/26/530 (East side) 14/05/74 Nos.104 AND 106 and attached wall, railings and gate to No.106 GV II

Pair of semi-detached cottages. c1762, refaced later C19 in Georgian style. Brown brick, No.106 painted. C20 tiled mansard roofs with dormers and end stacks. 2 storeys, attics and semi-basements. 3 windows each. Doorcases with console-bracketed hoods and part-glazed doors. Gauged red brick flat arches to flush framed sashes with exposed boxing. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached brick wall, cast-iron railings with urn finials and gate to No.106.

Listing NGR: TQ2613185816

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 26131 85815

- In the historical description of this area "Frogna1 and the Central Demesne" there is the following reference:

*"On pieces of waste next to Northwood well, buildings had been erected by a lessee, Henry Popple, between 1731 and 1739. They included a house by 1745, when the property passed to Thomas, later Sir Thomas, Clarke (d. 1764), Master of the Rolls. (fn. 23) In 1762, therefore, there were 16 copyhold houses in Frogna1. **A pair of cottages (nos. 104 and 106) was evidently built soon afterwards. (fn. 24)** "*

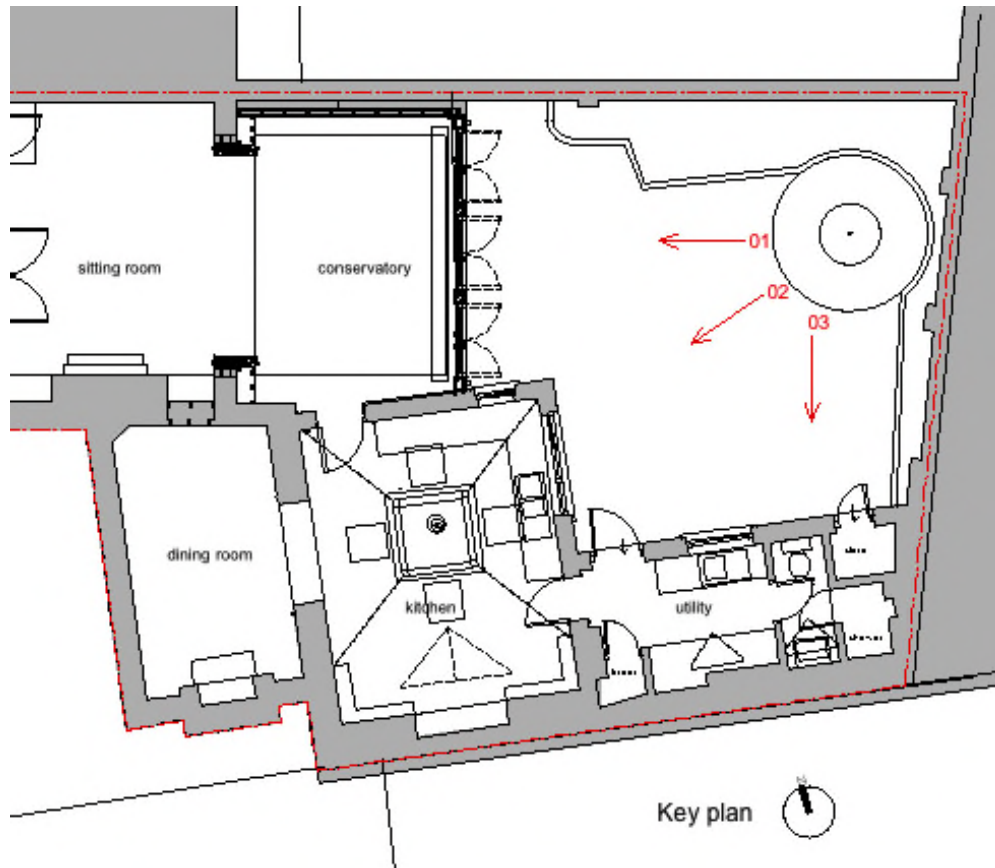
Photographs of existing site



View of the site from the north-east



View of the west front elevation to Frognal



01 - View of the existing rear extension conservatory

1166 104 Frognal, Hampstead residential extension



02 - View of the existing rear kitchen extension



03 - View of the existing rear extension utility area

Design process - Assessment of listed building, site and context

Evaluation

Site:

- The site lies on the east side of Frognal, on a gradient rising to the north and east.
- It is in an area of complex land boundaries and relationships, with 4 neighbouring plots adjoining.
- The house is accessed from the street through a gate in a tall brick wall, into a secluded front garden, well landscaped.
- At the rear, the courtyard garden is bounded :
 - on the north by a tall brick wall to no.106 Frognal with their land at a similar level
 - on the east by a tall retaining wall with the rear garden at approximately a storey height above and rising steeply away, with dense and mature tree and low level planting
 - and on the south by a tall brick wall against which the extensions abut, with a significant drop in levels of 4-5 metres to the land in the rear garden of no. 20 Frognal Gardens.
 - Also on the south is a small courtyard in the rear courtyard of no. 102 Frognal, which this property has tall blank walls defining and enclosing.
- The garden courtyard itself is mainly hard paved, with a raised bed border of planting along the base of the north and east boundary walls.
- The site is only partially overlooked by the neighbouring terrace, no.106, while all other properties are either more remote, concealed by trees and vegetation, or set down at a much lower ground level.

Main House :

- The existing house is a part single, part 2-, part 4-storey structure including basement and attic storeys. It is in single occupancy.
- From the records the original house or cottage was probably constructed circa 1765, and has since undergone a number of alterations, extensions and additions. There is a clear differentiation between the front block of 4-storeys, and the rear block of 2-storeys, and the latter was probably added on at a later stage to the original "cottage".
- The main building is constructed in solid walls of clay facing bricks with red brick flat arches at the front and stone cills, all with recent re-pointing and/or re-building. The roofs are slated. All of the flashings are lead.
- The property generally has timber "Georgian style" windows to front and back of the main building, although none of these are original and most are modern, albeit single glazed.
- Internally there are many period features, but few of them are original and many are modern, including the timber and marble fireplaces, many of the cornices, doors and stairs.
- The basement and attic have been renovated in recent times to provide additional sleeping and ancillary accommodation.

Rear extensions :

- The property has 3 rear extensions arranged around a garden courtyard, all built at different times and in different styles and forms:
 - The oldest is the brick pitched roof extension on the south boundary, which may originally have been an outhouse or shed, and now functions as a utility room with toilet and shower facilities. It is a simple modest service building with no architectural quality, and has a cramped, low headroom internally.
 - The second extension in the middle, built in the 1980's, is an incongruous form with steeply pitched pyramidal roof and glazed lantern above, with walls faced in painted timber slats. The tall roof as a massing is very visible and assertive, competing with the original house. Internally the ceiling rises to a

- generous height, but the space is strangely dark and it has little relationship with the courtyard garden.
 - The third extension is a contemporary fully glazed conservatory of a commercial pattern-book type, with faux-Georgian timber mouldings. Internally its brightness contrasts with the existing rear room.
- Individually and as a group, the 3 extensions are of no particular architectural quality and have an awkward relationship with the original house, with the courtyard garden, and with each other.

Opportunities

- Demolition of the 3 rear extensions allows for an integrated and simplified approach to the rear elevation.
- A single new rear extension can improve the relationship with the garden and the original house.
- A design of modern classical simplicity and minimalism can enhance and reinvigorate the listed building, its setting and the Conservation Area by means of a subtle contrast of lightness, simplicity and airiness against the traditional qualities of the house: its weight, mass, materials, pitched roofs.
- New fully glazed walls can also focus the eye on the heavy walls of the original house, and enhance the setting of the listed building.
- At the same time the new extension can share the organic form of growth that the main house has undergone over two and a half centuries.
- Internally the existing dining area is not a successful space, as it is dark, low-ceilinged and without any aspect or window view. It is considered that this space is more appropriate for service functions, as it is easily accessible and has drainage.
- At first floor the master bedroom has a difficult pattern of winding steps to the entry door, and this makes room planning awkward and inefficient – there is an opportunity to improve this arrangement while respecting the character of the house.

Constraints

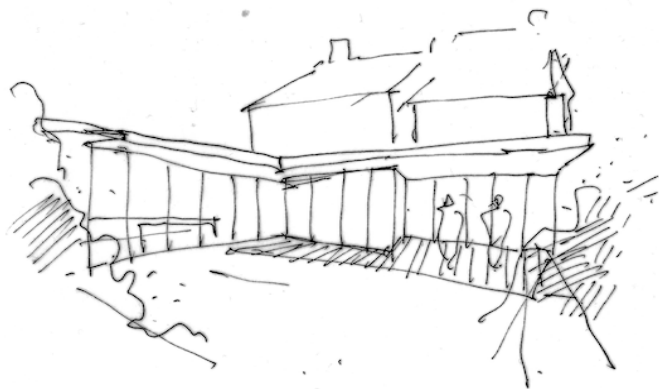
- Need to respect the character of the original house, without mimicry or copying.
- Need to ensure that the courtyard garden is also improved by the alterations.
- Need to ensure that any internal alterations preserve any historic fabric and if modern look in keeping with the period detailing and scale.

Conclusions from evaluation

- The 3 rear extensions are of no architectural or heritage value and do not contribute to the setting of the listed building, or to the Conservation Area as a whole, and can therefore be demolished.
- The footprint of the extensions, the ground floor slab, can generally be maintained as the L-shaped form engages well with the rear garden.
- A new design should adopt a more integrated approach, deferring to the primacy of the listed building.
- A new design should be of single storey scale respecting the listed house, without the prominent and uncomfortable height of the existing pyramidal roof.
- An approach where the new design is a contrast to the original building by means of its lightness and modernity can be successful and is consistent with the character of the Conservation Area.

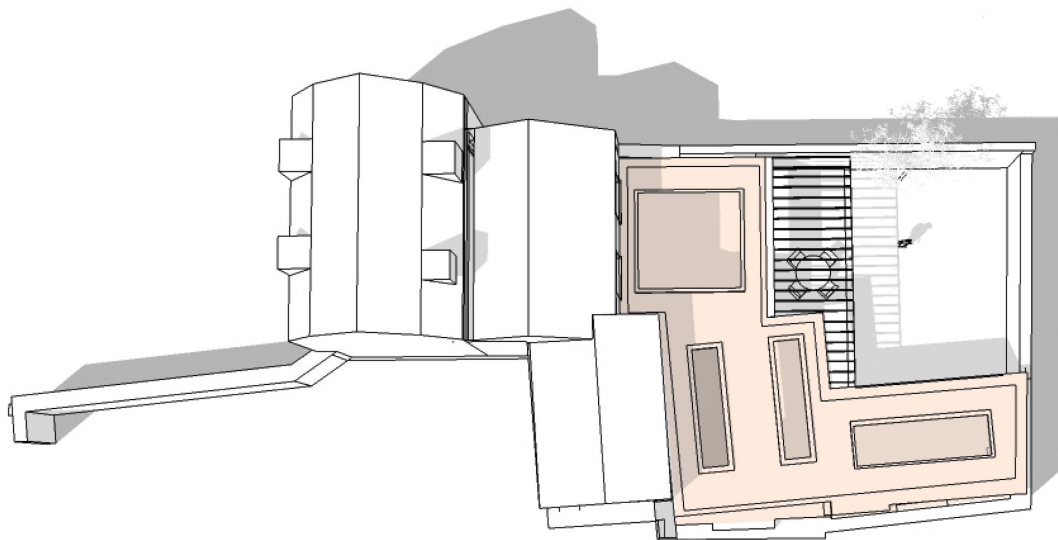
Design

- The design involves the demolition of the existing 3 rear extensions, retention of the floor slabs with a small new slab to increase the width in the kitchen, and the replacement of the superstructure on the retained footprint with a new modern fully glazed glass sliding doors to elevations, to open up the interior to the garden courtyard and create a seamless transition between inside and out.



Preliminary concept sketch of new extension and fully glazed walls to garden

- The new extension is conceived as a single integrated and inter-connected space, that allows contemporary open-plan living, dining and cooking spaces to flow seamlessly into each other.
- At roof level a single “flat” roof [with shallow pitch down to perimeter gutters] becomes a unifying element and a canvas for an array of flat glass rooflights.



Aerial view of 3D Concept model, with new extension on east side rear garden

- The interior spaces are to be beautifully naturally lit, each space to different degrees, but all of similar character, with views of the sky visible in a clean, white surfaced ceiling.
- The glass sliding doors use very fine frames to minimise any disruption to sightlines, and give a floating quality to the roof.

- The lightness of this extension, emphasised by a delicate steel frame structure, contrasts with the existing massive house with thick masonry walls and in so doing affirms and reinforces in a deferential way the quality of the listed building.
- Preserving the shape of previous extensions also keeps the integrity and history of the garden courtyard, which itself is reinvigorated by the new relationships.
- Alterations to the listed building include the following:
 - First floor: remove winders at half-landing in to rear bedroom, revert back to original design of full half-landing, to improve access to bedrooms.
 - First floor: form new opening in existing bedroom wall to create new door access to master bedroom, replicating all original features.
 - First floor: block in existing opening in bedroom wall to re-plan room, by means of lightweight “reversible” timber and plasterboard construction, to improve access and give better use of space.
 - The heritage value of the affected elements is considered to be low, with no harm as a result of the alterations and benefits in sustainability and accessibility. Reference should be made to the separate Heritage Statement.

Amount

- GIA areas –

○ Existing building area ground floor	=	117 sqm
○ Existing building area first floor	=	57 sqm
○ Existing building area attic floor	=	23 sqm
○ Existing building area basement floor	=	37 sqm
○ Total existing GIA	=	234 sqm
○ Demolition of rear extensions	=	- 53 sqm
○ New extension ground floor	=	61sqm
○		
○ New total building area	=	242 sqm
○ Change in GIA floor area	=	+8 sqm
- Area of external land around original house = 168 sqm
- Percentage area of extensions $61/168 =$ = 36%

Layout

- The plan layout adopts the organic shape of rear extension footprint that has developed over time, by conserving the existing ground floor slabs. Only a small area of new ground floor slab is to be added.
- The interior is a modern, flexible and flowing space that can be interpreted either as one single space, or as a series of 3 interconnected spaces.

Scale

- The new extension is lower than the high point of existing extensions, and as a whole is of significantly lower massing, particularly in relation to the existing tall pyramidal roof. Views from neighbouring properties will be more open as a result, particularly beneficial to the aspects of properties viewing from the south.
- As a single storey structure it defers to the scale of the main house and is equivalent in height to the boundary walls, being only slightly higher on the south side but set back a little from the boundary.

Appearance / materials

- The elevations facing the courtyard are to be in full height framed double glazed clear low-E glass sliding doors and fixed panels, with a very fine polyester powder coated aluminium frame visible in the vertical members only, the top and bottom of frame largely concealed.

- A double glazed clear low-E glass polyester powder coated aluminium window is proposed on the south side at clerestory level.
- The gutters are in polyester powder coated aluminium.
- The new roof is finished in a dark "lead grey" colour single ply membrane, appropriate for shallow falls, with standing seam joints that resemble lead joints. Flashings will be in lead dressed into adjacent brickwork courses and over gutters.
- Roof lights are to be flat double glazed clear low-E glass in polyester powder coated aluminium frames.
- External horizontal trellising projecting from the building will be polyester powder coated aluminium blades and frame.
- The ground finish of the terrace will be hardwood planks.

Ecology & Landscaping

- The garden areas will be reinforced with further planting as part of these works.

Amenity

- There will be no negative daylight / sunlight impact on neighbours. Most of the new extension is at or below the boundary walls height, except on the south side, where the raised section is set back from the boundary. The difference in scale between existing and proposed will mean more open and unimpeded views for neighbours.

Accessibility & Inclusivity

- The new extension at the rear does not affect access at the front into the property. The floor level throughout the new extension will be flush and level with the rear rooms of the main house.

Structure

- Once soil test have been carried out a Structural engineer will confirm the required structure for the new extension.
- Existing ground floor concrete slabs are generally to be retained.
- The new extension structure is likely to be a lightweight steel frame on mini-piles, with a timber joist and plywood roof structure.
- The new structure will have a movement joint with the original building.

Drainage

- New connections will be made to existing foul drains on the site.

Sustainability

- The new extension will be built to exceed current Building Regulation standards.
- Generous new windows and rooflights will provide good natural daylight and reduce dependency on artificial lighting.
- Low energy LED fittings will be used throughout the new interiors.
- Materials for the new building are to be selected from sustainable sources.
- The roof will incorporate high standards of insulation and with the double glazed glass units will achieve excellent U-values which will improve the energy efficiency and lower the carbon footprint of the extensions.

Security

- The development will be designed to Secure by design standards.
- The new sliding doors of modern design will improve the security of the property.

Conclusions

- The proposed new extension is of appropriate scale, massing, materials and character in the setting of the listed original house, and a significant improvement on existing extensions. The new extension will enhance the listed building and improve amenity for neighbouring properties by virtue of its lower profile.